



# MINUTES

## Housing Authority of Mono County

Board of Supervisors Chambers

Approved May 8, 2007  
**REGULAR MEETING**

County Courthouse  
Bridgeport, California 93517

**March 13, 2007**

**NOTE:** In compliance with the Americans with Disabilities Act if you need special assistance to participate in this meeting, please contact the Clerk of the Board at (760) 932-5534. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (See 42 USCS 12132, 28CFR 35.130).

Full agenda packets are available for the public to review in the County Clerk's Office in Bridgeport, California and **ON THE WEB:** You can view the upcoming agenda at [www.monocounty.ca.gov](http://www.monocounty.ca.gov).

**1:00 p.m. Call meeting to Order by Chairman Hunt**

### **OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE HOUSING AUTHORITY**

- 1) **Approval of Minutes:**  
January 9, 2007  
**M07-71a (Reid/Bauer 5-0)**

### **COMMISSION MEMBER REPORTS**

- 2) The Commission may, if time permits, take Commissioner Reports at any time during the meeting and not at a specific time.

Scott Burns addressed the Housing Authority. Reid: I picked up some material, around town, for the people that couldn't attend the meeting. It was a pretty good turnout for Bridgeport. Hunt: It's important that we have some flexibility.

### **HOUSING AUTHORITY**

- 3) Election of Chair and Vice Chair  
**M07-71b ACTION:** Approve and authorize the appointments of Byng Hunt, Chairman, Tom Farnetti, Vice Chairman, of the Housing Authority for 2007.  
*(Reid/Bauer 5-0)*

Bauer: You're doing a great job, Byng. I'll be happy to carry over. I sit on the Mammoth Lakes Housing Board.

## HOUSING AUTHORITY

- 4) Housing Mitigation Ordinance Workshop (**Mark Magit, Larry Johnston**)  
**ACTION:** Conduct workshop and provide any desired direction to staff.

Larry Johnston briefed the members on the power point housing presentation that had been taken to each RPAC during the consideration and development of the Housing Mitigation Ordinance. He also reviewed the 2005 and 2006 building permit data indicating that there were 81 single family permits in 2005 and 68 permits in 2006. Comparing actual sales data from the Assessor's Office, Larry detailed the housing costs over the last five years in each area of the County. Although it was expected that there would be a fall off in sales, generally the housing prices continued to increase in almost every area. An important point made was that in the Chalfant area, not only was there an increase in sales over previous years but, also there was a rise in housing costs, averaging around \$350,000 Most of these were manufactured homes. Since the ordinance became effective in July, 2006 the County has received a secondary unit and \$130 for a large home fee. Other anticipated revenues and housing are in the pipeline for 2007 statistics, including the Resco development housing provisions which will deed a multifamily lot in the Town of Mammoth Lakes, along with payment of 160,000 in fees.

Larry also reviewed the basis of the non-residential requirements of the ordinance. For commercial, industrial and storage uses, the ordinance requires housing mitigation for 25% of the employees generated. He compared the County's requirements with the Town's requirements, noting the major differences including that the Town mitigates for 100% of employees, but the generation factor is lower. Also, the town ordinance considers that an employee needs 250 square feet to live in while the County ordinance indicates that an employee unit should be 1200 square feet minimum. Larry showed possible scenarios with different mitigation rates, comparing these to overall development costs for hypothetical projects. Housing Authority members indicated that they were concerned about how the ordinance was affecting development and asked to be kept informed about projects and housing statistics in 2007. It was agreed that 2007 information and statistics would be provided at a subsequent meeting.

## HOUSING AUTHORITY

- 5) Overview of Article XXXIV of California Constitution (**Mark Magit, Scott Burns**)  
**ACTION:** Receive an overview of Article XXXIV of the California Constitution which limits the ability of local government to develop or acquire low income rental housing projects without approval by the electorate; Provide any desired direction to staff.

## HOUSING AUTHORITY

- 6) Joint Meeting with Mammoth Lakes Housing, Inc. (**Scott Burns**)  
**ACTION:** Schedule time and location, and recommend agenda items, for a joint meeting with Mammoth Lakes Housing, Inc.

The Housing Authority discussed potential agenda items and timing for the joint meeting. It was determined that potential housing authority staffing scenarios should be reviewed first the by the Board of Supervisors, before the joint meeting. Staff was directed to schedule a BOS item on Housing Authority staffing on April and look to a joint meeting the afternoon/evening of the next Housing Authority meeting of May 8, 2007 in Mammoth, after the regular Housing Authority session in Bridgeport.

Meeting adjourned.

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